

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 14 | -16 | PATRICK ST, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|-------------------|-------|-------|------------|
| Owner 1: | KOMBOURAS PHYLLIS | | | |
| Owner 2: | | | | |
| Owner 3: | | | | |
| Street 1: | 16 PATRICK ST | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry | | Own Occ: Y |
| Postal: | 02474 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|----------------------|-------|--|
| Owner 1: | KOMBOURAS NICHOLAS - | | |
| Owner 2: | KOMBOURAS PHYLLIS - | | |
| Street 1: | 34 GREEN LANE | | |
| Twn/City: | WESTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02493 | | |

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1969, having primarily Wood Shingle Exterior and 2420 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.13802 | Total SF/SM: | 6012 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 384,229 | Spl Credit | Total: | 384,200 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

772,700 /

772,700

772,700 /

772,700

772,700 /

772,700



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|-------|
| Prior Id # 1: | 26242 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|-------------|-----|---------|
| 7/15/2021 | USPS | JO | Jenny O |
| 9/22/2020 | Mail Update | MM | Mary M |
| 12/6/2018 | MEAS&NOTICE | CC | Chris C |
| 4/27/2009 | Measured | 163 | PATRIOT |
| 3/3/2000 | Mailer Sent | | |
| 3/1/2000 | Measured | 197 | PATRIOT |
| 8/21/1993 | | RV | |
| | | | |
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

| | | | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|-------------|-------------------|-----------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
| 104 | 6012.000 | 388,500 | | 384,200 | 772,700 | | 26242 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 0.138 | 388,500 | | 384,200 | 772,700 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.138 | 388,500 | | 384,200 | 772,700 | Total Land: | Insp Date |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | 319.30 | /Parcel: | 319.30 | Land Unit Type: | 12/06/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 104 | FV | 388,500 | 0 | 6,012. | 384,200 | 772,700 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 367,900 | 0 | 6,012. | 384,200 | 752,100 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 368,000 | 0 | 6,012. | 384,200 | 752,200 | 752,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 344,500 | 0 | 6,012. | 348,200 | 692,700 | 692,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 344,500 | 0 | 6,012. | 330,200 | 674,700 | 674,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 322,900 | 0 | 6,012. | 288,200 | 611,100 | 611,100 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 322,900 | 0 | 6,012. | 246,100 | 569,000 | 569,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 276,200 | 0 | 6,012. | 228,100 | 504,300 | 504,300 | Year End Roll | 12/11/2014 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

